

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Construction Services

Member: John R. Smith
761-5220

Project Name: Fred & Greta Taylor

Case #: 168-R-00

Date: December 21, 2000

Comments:

1. Show compliance with the Florida Accessibility Code.

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Division: Fire

Member: Albert Weber
761-5875

Project Name: Fred and Greta Taylor

Case #: 168-R-00

Date:
12-15-00

Comments:

- 1) 5-5.1.2 requires exit corridor. Equivalent arrangement can be proposed, but two independent exits required from each suite, and at least one stair must be accessible from the public elevator.
- 2) Flow test required.
- 3) Fire main must be sized as per NFPA 20, Table 2-20. A six inch fire line is required.
- 4) Show fire lines for 3806 hose system on civil plans.
- 5) Roof plan required.

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Division: Landscape

Member: Dave Gennaro
761-5200

Project Name: Fred & Greta Taylor

Case #: 168-R-00

Date: 12/18/00

Comments:

1. Verify whether or not "timeshare" would be considered multiple family residential. (If so, 25% pervious area is required.)
2. Make sure tree spacing requirements from structures are met. Normally, shade trees need to be 15' from structures. There may be a problem with LiveOaks and possibly palms.
3. All "Tree Preservation Ordinance" requirements apply. Show all the existing trees or palms on site. Any trees or palms that would be considered good candidates for relocation should be.
4. Show any utilities (such as overhead powerlines) that would be a conflict with proposed planting on the Landscape Plan.

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Division: Plumbing

Member: Ted DeSmith
761-5232

Project Name: Fred & Greta Taylor

Case #: 168-R-00

Date: December 17, 2000

Comments:

1. Unable to determine if there will be a sewer and water impact fees at this time. Worse case could be \$8,750.
2. Provide cooling tower make up water meter at property line if applicable.

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Division: Planning

Member: Chris Barton
761-5849

Project Name: Fred and Greta Taylor
St. Regis Intracoastal

Case #: 168-R-00

Date: December 21, 2000

Comments: This proposal is for a 10-unit, timeshare hotel in the IOA District of the Central Beach RAC. This proposal is subject to the provisions in the ongoing Zoning In Progress for the Central Beach Area for proposed code changes at the time of application and will be reviewed as a Development of Significant Impact.

1. This project is subject to the provisions of ULDR Section 47-12.5.D, IOA District which requires that the side yards be one half the height of the structure or, if approved as a Dev. of Significant Impact, no less than 10 feet for any part of the structure below 35 feet in height and no less than 20 feet for any part of the structure below 75 feet in height.
2. The pool and the deck areas proposed to be located in the rear yard set back will require the approval of yard modifications as per ULDR section 47-23.8.B.1 as amended by Ordinance C-00-26.
3. As per ULDR Section 47-19.1.H, the gross total floor area of all proposed accessory uses cannot exceed 49% of the gross total floor area of the principal building on the site. The Zoning Administrator has indicated that this total includes all pool water surface area and the water areas that lie within the bounds of all docks, quays or piers.
4. The proposed dock and pier arrangement must lie within a water area bounded by extensions of the upland property lines into the waters lying adjacent to the site. The proposed dock/pier arrangement encroaches on the water area adjacent to the property lying north of the proposed site.
5. The proposed dock/pier arrangement also indicates a dock that encroaches into the water area that lies adjacent to the public right-of-way (Valencia Street). The use of this water area may require approval from the City Property and Right of Way Committee or approval by the City Engineer.
6. Indicate and label all property lines and setback lines on each elevation, section and plan including such set backs and finished floor elevation for each floor level shown. Also, indicate

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the finished floor level for each plan shown and indicate the overall height for the structure as well as intermediate setback heights on each elevation or section drawing.

7. Provide typical dimensions for all parking areas, drive aisles and the several parallel spaces show. The encroachments of the building walls into several parking spaces will not be permitted.
8. The pool and dock facilities are to be for the use of timeshare guests only. Indicate on plans with a note.
9. Label and show the outlines of adjacent buildings on each elevation as needed. Indicate the height and use of each adjacent building.
10. Provide additional architectural treatment, fenestration color changes to break up the large expanses of masonry on the north and south facades of the principal structure.
11. Show all outdoor light fixtures and poles and provide photometrics. All lights are to be shielded from all adjacent residences or motel/hotels.
12. Include in a text narrative, information describing the proposed facility, security lighting and solid waste systems, leasing information, and other information concerning the anticipated leasing, operation and maintenance of the property. Provide the floor to area ratio (FAR) in the site data information table.
13. It is suggested that this proposal be shown to a regular meeting of the Central Beach Alliance Neighborhood Association for review and comment.
14. All docks and piers are subject to the requirements of ULDR Section 47-19.3. Provide information on how the existing sea wall will be treated, all new caps or boardwalks and any piers or docking arrangements that are anticipated. Include the width of the adjacent waterway and be advised that any docking or boat slips shall not have liveaboards and shall be for the use of upland residents only, with no dock rental. Indicate this on the site plan by a note.
15. A waiver of dock limitations to extend the proposed docks or dolphin piles beyond the 25' permitted by Section 47-19.3 will be required. In accordance with Section .D, such a waiver may be approved under extraordinary circumstances and that other required permits from other governmental agencies be obtained after City Commission approval.

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16. Provide a justification of why each timeshare unit, which may have multiple owners, should be permitted to have more than one docking space per unit. Provide a note on the plans that states that owners of timeshare intervals may only dock their private boats at the facility during their owned interval and that such boats shall be removed from the property once that interval has ended.

Additional comment may be forthcoming.

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Division: Info. Systems

Member: Mark Pallans (GRG)
761-5790

Project Name: Fred & Greta Taylor

Case #: 168-R-00

Date: December 21, 2000

Comments:

This site plan will adversely impact Public Safety radio communications in the future. The combined effects of building construction in Fort Lauderdale is having an adverse impact on the performance of the Public Safety Radio Systems used by Fire Rescue and Police. Costs of mitigating the impact on the City's Radio Systems shall be born by the developer. Due to the severity of the impact, mitigation costs may be substantial. In the future, the developer may be required to provide mitigation resources at sites other than this project location.

An internal bi-directional amplifier system will be required to address communications issues within this building.

Recommendations:

To address the internal building Public Safety Radio System coverage the City requires that a bi-directional amplifier system be installed to distribute the radio signals to each floor. These bi-directional amplifier systems can be designed and installed by any experienced radio communications firm using City provided performance specifications.

Qualified firms are: BearCom, Dean Delaune, (954) 733-2327; Control Communications, Fred Rodriguez, (954) 791-8040; Florida Radio Rental, John Andrade, (954) 581-4437; KAVAl Telecom Inc., Bruce Corbett, (888) 865-2825; Motorola Land Mobile Products Sector, Scott Landau, (954) 489-2020; MS Benbow and Associates, Leo Holzenthal, (504) 836-8902.

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Division: Zoning

Member: Terry Burgess
761-5913

Project Name: Fred & Greta Taylor

Case #: 168-R-00

Date: 12/18/00

Comments:

1. Setbacks in the Intracoastal Overlook Area (IOA) are as follows:
 - a. Front yard: twenty (20) feet.
 - b. Side yard: one half (1/2) the height of the building or reduced as follows: three (3) stories ten (10) feet, above three stories twenty (20) feet.
 - c. Rear yard: one half (1/2) the height of the building or reduced twenty (20) feet.
 - d. If a development is approved as a development of significant impact the side and rear yard requirements may be reduced in accordance with this section. Provide setbacks on elevation plans.
2. The corner/front yard requires twenty for setback when abutting a public street as interpreted by the Zoning Administrator.
3. Hotel/time share is listed as a development of significant impact which requires Planning and Zoning Board review and approval.
4. Waterway uses require review and approval by the Planning and Zoning Board. A twenty (20) foot landscape yard is required adjacent to the existing bulkhead line. The required twenty (20) foot yard shall not be used or developed for any purpose other than landscaping and the minimum amount of driveways or walkways reasonably necessary to serve permitted nonresidential or multifamily waterfront uses, unless specifically approved by the Planning and Zoning Board in accordance with Ordinance C- 00-26 and section 47-25.8 Waterway use. Swimming pool, spa and pool decks encroach into the twenty (20) foot landscape area.
5. Balconies shall not encroach into the required yards.
6. An accessory use or structure may be attached to another accessory use or structure. However, in no instance shall the aggregate gross floor area of all accessory uses or structures on a parcel exceed forty-nine percent (49%) of the gross area of the principal building on the development site, either individually or together, unless otherwise provided

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herein in accordance with section 47-19.1.H. Provide calculations of gross area of principal building and total area of all accessory uses.

7. In accordance with section 47-19.3.B no boat slips, docks, davits or similar mooring devices shall extend more than ten percent (10%) of the width of the waterway, or maximum of twenty (20) feet whichever is smaller measured from the property line or dolphins piles shall extend more than thirty percent (30%) of the width of the waterway, or maximum of twenty (20) feet whichever is less as per section 47-19.3.C. In accordance with section 47-19.3.D, The City Commission may waive the limitations of subsections B and C under extraordinary circumstances.

8. Marina's are not a permitted use in the IOA zoning districts.

9. Deck and floating docks extend beyond the riparian rights description line.

10. Provide a text narrative illustrating compliance with section 47-12.6.C.1.f.,h.,i.,j.,k.,l and p.

11. Additional comments may be discussed at DRC meeting.

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Division: Police

Member: Robert Dodder
759-6421
Beeper 497-0628

Project Name: Fred & Greta Taylor

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Date: 12-18-00

Review Time:

Comments:

The plan package which I received was or seemed to be incomplete and therefore, these comments are more general but are non the less applicable.

1. How will access to the parking area be controlled?
2. How will access to the lobby be controlled?
3. How will the elevators be controlled?
4. What type of access control is planned for the rooms, lockers, and the docks?
5. All secondary and stair doors should not allow entry to the building from the exterior from grade level, except as part of a non-key access control system.
6. The landscape (tree canopy) and the lighting should not conflict. That is, the canopy must not block the flow of lumens.

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Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
761-5123/ph
761-5275/fax

Project Name: Fred & Greta Taylor

Case #: 168-R-00

Date: 12/21/00

Site Plan Comments:

1. Applicant shall obtain a Broward County Department of Planning and Environmental Protection (DPEP) Surface Water Management license and supportive calculations for the on-site paving and drainage design in compliance with the South Florida Water Management Design criteria. The BCDPEP license shall be applied for and design and calculations shall be prepared for review prior to issuance of a building or engineering permit.
2. Discuss drainage outfall shown on Civil sheet C-1. This outfall must be properly permitted by the Broward County Dept. of Environ. Protection.
3. Water service indicated on sheet C-1 is 3-inch diameter. City does not install 3-inch taps. Please revise to a 2 or 4-inch for service to the two meters shown.
4. Owner shall obtain meter plumbing permits at the building dept. and proceed to order these small services (less than 4-inch diameter meters) from Treasury/Water Billing, 1st Floor of City Hall, 100 N. Andrews Avenue.
5. Please indicate a staging and storage area on site for construction.
6. Provide stop sign and bar at each exit from site.